



Amersham Road, Chesham Bois, Amersham, Buckinghamshire, HP6 5PE

Guide Price £2,500,000 FREEHOLD

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*A simply stunning Arts & Crafts residence, comprehensively renovated by the current owners to create luxury accommodation over three floors.*

Entrance portico | Reception Hall | 4 Reception Rooms | Kitchen | Breakfast/Dining Area | 5 Bedrooms | 3 En Suite Bathrooms | Family Bathroom | Gated entrance & parking | Attractive gardens & grounds of 0.43 acres | REF: KB-1250

**THE PROPERTY:** This magnificent family home now offers beautifully appointed interiors finished to the highest of standards. A welcoming entrance portico, adorned with elegant creeping wisteria forming a natural canopy, sets a delightful first impression. A partial glass door opens into a commanding reception hall, where a bespoke patterned stone floor, artfully laid in a wood-effect design, immediately catches the eye and flows seamlessly into the principal reception spaces. From here, a grand staircase ascends to the first floor, while a beautifully appointed cloakroom, featuring a striking brick floor, is conveniently located to one side. The ground floor boasts four principal reception rooms. Two are designed in an open-plan style, featuring a superb fireplace with a marble surround and herringbone chimney and enjoying delightful views over the grounds to the front. A doorway then opens into a versatile family room. At the heart of the house is an impressive living space, incorporating a sitting area and breakfast room with custom-designed joinery. This area is bathed in natural light through two stunning full-height arch windows, providing picturesque views over the beautiful gardens. Offering scope for future development, the functional kitchen includes a practical pantry and access to a utility room. This space, along with the adjoining conservatory, presents an exciting opportunity to create an impressive open-plan kitchen to the rear of the property. On the first floor, there are four principal bedrooms, including two luxurious suites that feature spacious walk-in wardrobes and lavish en-suite facilities. A well-appointed family bathroom serves the





remaining bedrooms on this level. The second floor reveals a truly impressive and versatile space, perfectly suited for use as a principal suite or adaptable guest/annexe quarters. This floor comprises a large landing area, offering ample space for a study or gaming area, alongside a superb shower room and an expansive room with abundant built-in storage. Dormer and roof lights ensure an abundance of natural light and airflow, completing this remarkable top floor.

**OUTSIDE:** The gardens and grounds extend to almost half an acre and are a real feature of the property. The owners have significantly restocked plants in all of the borders, offering a high degree of colour and interest, with seclusion provided by mature and established hedging. The property is set behind a brick pillared entrance with solid accoya gates that are remote-operated, offering privacy from the road yet creating a true sense of arrival. The front garden is laid to lawn with well-stocked borders and numerous specimen shrubs and trees, an attractive sweeping gravel driveway with ample parking and a period street lamp. Immediately behind the house is an attractive patio terrace with a brick-built cooking area. Steps lead down onto an expansive lawn with herbaceous borders stocked with an abundance of specimen shrubs and trees including a delightful Laburnum. Beyond is a further area of lawn with fruit trees and potential for growing fruit and vegetables.

**SITUATION:** Positioned within the highly desirable Chesham Bois village, this wonderful home benefits from a truly convenient location. Amersham on the Hill, with its array of amenities and practical shopping options, is just under a mile away.

For a more boutique experience and fine dining, the charming Amersham Old Town is also within easy reach, as is a large Tesco superstore. Commuters will appreciate the excellent transport links at Amersham station, offering Metropolitan Line services to Baker Street and the City, as well as Chiltern Line trains to London Marylebone. Furthermore, the newly opened Chilterns Lifestyle Centre provides a fantastic addition to the local area with its state-of-the-art facilities and diverse offerings. For those travelling by car, Amersham is conveniently situated approximately 7 miles from the M25 (Junction 18, Chorleywood) and 6 miles from Junction 2 of the M40 (Beaconsfield). The region is also highly regarded for its exceptional selection of state and private schools, in particular Dr Challoners Grammar (Boys) and High (Girls) schools and Chesham Grammar. Admission criteria for state schools are readily available on the Buckinghamshire Council website.

**TENURE:** Freehold

**LOCAL AUTHORITY:** Buckinghamshire Council

**SERVICES:** Mains gas, electric, water and drainage

**COUNCIL TAX:** Band G

**EPC RATING:** C

**DIRECTIONS:** what3words: ///chill.brief.trades  
**FOR ENQUIRIES QUOTE REF:** KB-1250

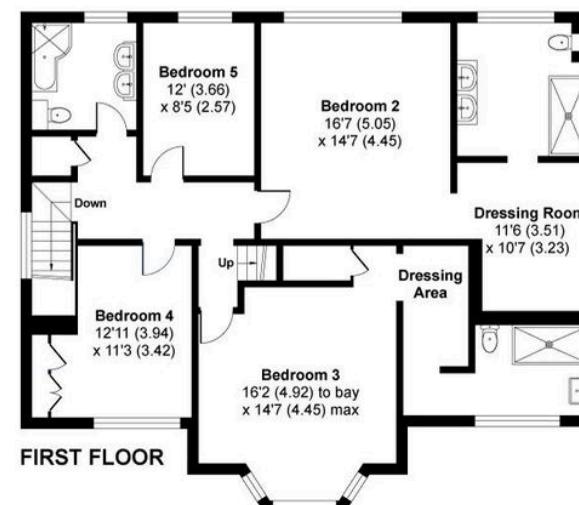
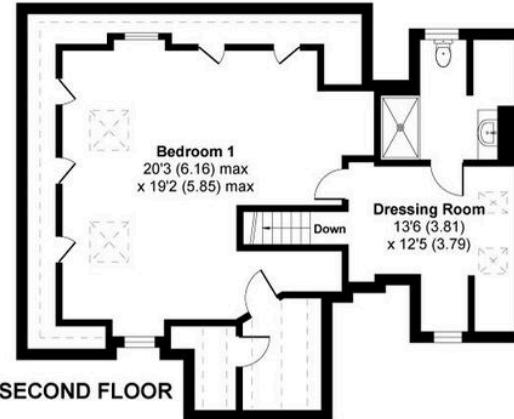
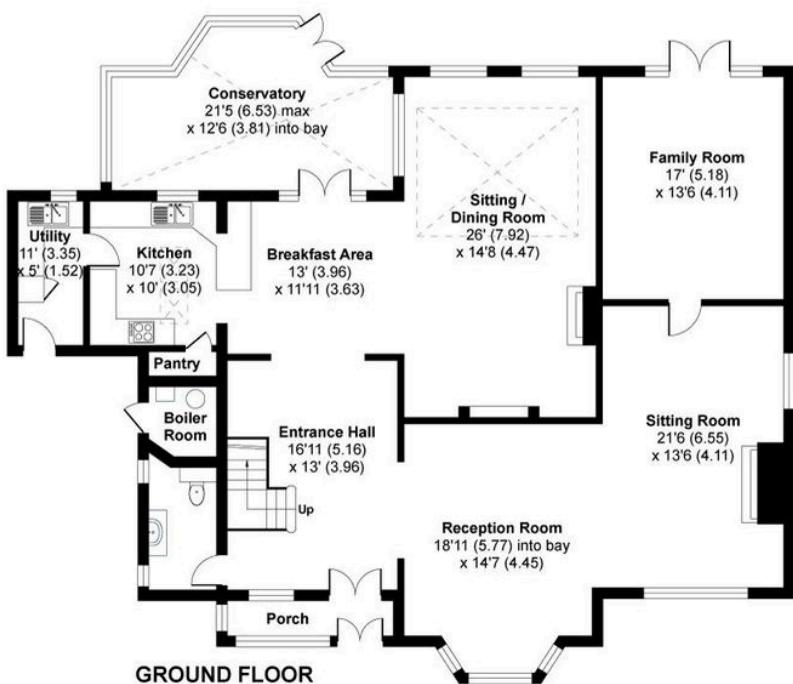


Approximate Area = 4116 sq ft / 382.4 sq m  
 Including Limited Use Area(s) = 146 sq ft / 13.5 sq m  
 Outbuilding = 26 sq ft / 2.4 sq m  
 Total = 4288 sq ft / 398.4 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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